

The Armory


201 E. Sixth St. | Dayton, OH | US | Montgomery County
Available SF: 15,800



Property and Area Description

Located on the edge of the Oregon Arts District, this former historic canal building was partially renovated for office use in 1999. This three-story (plus lower level) building, is serviced by a freight elevator, has two distinguishing turret towers and exposed wide beamed interiors. The first floor has been finished and is occupied as an office. The upper level floors are currently unfinished. The owners are interested in responsibly developing the upper floors as residential or commercial space. They are presently zoned for warehouse use. Served by a geothermal groundwater heating system, incremental development of space with multiple zones is possible. Parking Options: •24 space parking lot on-site •180 spaces in attached parking lot

Population

	550,639 10 Mile Radius	911,593 20 Mile Radius	1,398,311 30 Mile Radius
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Source: ESRI®, 2024

Households

	236,934 10 Mile Radius	380,462 20 Mile Radius	567,909 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Interstate: I-75

Nearest Commercial Airport: Dayton International Airport (13 mi.)

Utilities

Electric: Dayton Power & Light

Natural Gas: Vectren Corporation

Building Type:	Office
Available SF:	15,800
Total SF:	33,000
Number of Stories:	3
Year Built:	1893
Can Subdivide:	Yes
Within City Limits:	Yes
Sale Price Note:	Negotiable
Lease Rate Note:	Negotiable
Last Updated:	Oct 9, 2023

Economic Development Contact

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